157.0	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	647,900 /	647,900
USE VALUE:	647,900 /	647,900
ASSESSED:	647,900 /	647,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ODATE SHOBU ETAL / TRUSTEES
Owner 2:	SHOBU ODATE REVOCABLE TRUST
Owner 3:	COREY ANN ZIMMERMAN REVOCABL
Street 1:	122 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ODATE SHOBU -
Owner 2:	ZIMMERMAN COREY -
Street 1:	122 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Wood Shingle Exterior and 1489 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	227,900		420,000	647,900
Total Card	0.138	227,900		420,000	647,900
Total Parcel	0.138	227,900		420,000	647,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.12 | /Parcel: 435.12

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	104336
GIS Ref	
GIS Ref	
Insp Date	07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0002-0012.0

!12275!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	227,900	0	6,000.	420,000	647,900		Year end	12/23/2021
2021	101	FV	219,800	0	6,000.	420,000	639,800		Year End Roll	12/10/2020
2020	101	FV	219,800	0	6,000.	420,000	639,800	639,800	Year End Roll	12/18/2019
2019	101	FV	195,900	0	6,000.	420,000	615,900	615,900	Year End Roll	1/3/2019
2018	101	FV	195,900	0	6,000.	354,000	549,900	549,900	Year End Roll	12/20/2017
2017	101	FV	195,900	0	6,000.	324,000	519,900	519,900	Year End Roll	1/3/2017
2016	101	FV	195,900	0	6,000.	276,000	471,900	471,900	Year End	1/4/2016
2015	101	FV	196,300	0	6,000.	240,000	436,300	436,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:16:42

LAST REV

Date	Time
10/10/19	13:31:30
mmcmakin	

USER DEFINED

Prior Id # 1:	104336
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12275

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ODATE SHOBU,	73290-254	1	9/17/2019	Convenience	99	No	No		
LAYMON COSTELLA	54155-584		1/15/2010		419,000	No	No		
	10101-393		8/9/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/15/2008	Meas/Inspect	345	PATRIOT
1/10/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
11/29/1999	Measured	268	PATRIOT
7/22/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	134.719
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309699
Depreciation:	81760
Depreciated Total:	227938

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

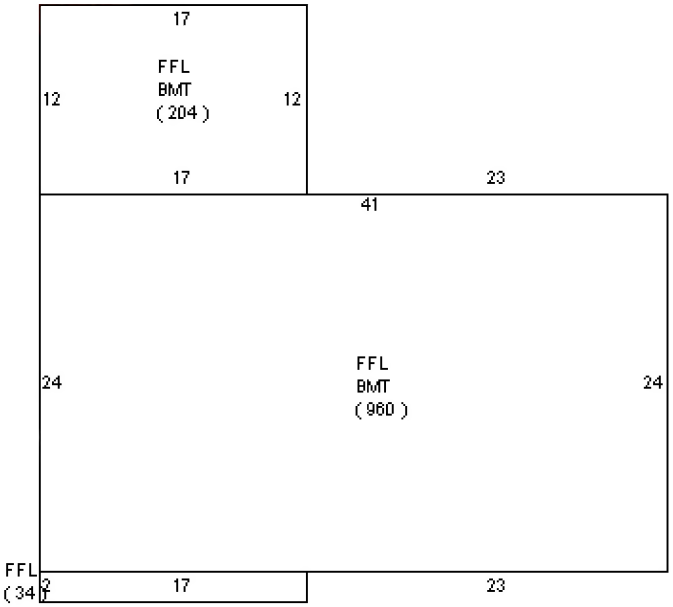
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.72
Special Features:	0	Val/Su Net:	96.49
Final Total:	227900	Val/Su SzAd	190.23

SKETCH



Sum Area By Label :
FFL = 1198
BMT = 1164

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,198	134.720	161,394
BMT	Basement	1,164	50.520	58,805
	Net Sketched Area:	2,362	Total:	220,199
Size Ad	1198	Gross Area	2362	FinArea 1489

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

157.0-0002-0012.0

IMAGE

AssessPro Patriot Properties, Inc